

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jessica Cracknell
Date:	01/05/2026
Application Number:	PL/2026/01639
Proposal:	Demolish fire damaged wing and erect new extension
Site Address:	Hoddinotts House, Hindon Lane, Tisbury, Salisbury, SP3 6QQ
Case Officer:	Kate Clements

Recommendations:

☐	No Comment
☐	Support
☐	No objection
☒	Condition (no objection subject to conditions)
☐	Objection - further information required
☐	Objection in principle
☐	HRA.

Thank you for your consultation on the above application. I have reviewed the submitted documents against OS maps, aerial photographs of the site and surrounding area, together with GIS layers of statutory and non-statutory designated sites and existing records of protected species.

The following submitted documentation was reviewed to inform this response:

- Preliminary Roost Appraisal. 09 March 2026. KP Ecology Ltd. Version. 1;
- Tree Protection Plan. 03 March 2026. Wadey Trees Ltd. WT Project No. 129-25;
- RE: Tree information relating to planning application at Hoddinotts House, Hindon Lane, Tisbury, SP3 6QQ. 10 March 2026. Wadey Trees Ltd. Ref. WT 129-25 Part 2 AIA;
- Proposed Site Plan. 04 March 2026. Western Design Architects. Job No. 2526024. Drawing No. 102. Rev. E;
- Proposed Elevations. 25 February 2026. Western Design Architects. Job No. 2526024. Drawing No. 106. Rev. E;
- Existing Site Plan. 18 February 2025. Western Design Architects. Job No. 2526024. Drawing No. 101;
- Existing Elevations. 08 December 2025. Western design Architects. Job No. 2526024. Drawing No. 104;
- Design and Access Statement. March 2026. Western Design Architects.

Policies NE2 and NE4 of the Tisbury & West Tisbury Neighbourhood Plan Edition 2 (2024 - 2038)

Policies NE2 and NE4 of the Tisbury & West Tisbury Neighbourhood Plan Edition 2 (2024 - 2038) require development to comply with the Conservation of Habitats and Species Regulations 2017 (as amended), relevant national guidance, and Wiltshire Core Strategy Core Policies 50 and 69. The site lies within the catchment of the River Avon SAC and within bat consultation zones associated with the Chilmark Quarries Bats SAC. These policies seek to protect designated sites and locally important habitats by avoiding adverse effects on biodiversity and, where necessary, securing appropriate mitigation or compensation within the Plan Area.

Habitat Regulations Assessment: River Avon Special Area of Conservation (SAC) Hampshire Catchment

This development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. Appropriate

Assessment must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.

A test of likely significance has been conducted by the relevant Competent Authority (Wiltshire Council). This assessment determined that, due to the nature of the development (a replacement dwelling), with no net increase in dwellings and the lack of any increase in water supply, drainage installation within this development, there will be no mechanism for effect on the River Avon SAC. The Habitat Regulation Assessment (HRA) has concluded that the application is not likely to have significant impacts on the River Avon SAC and the proposal is screened out of Appropriate Assessment.

Chilmark Quarries Bats Special Area of Conservation (SAC)

The application site is within a consultation zone for Barbastelle bats, Bechstein's bats, Greater Horseshoe bats and Lesser Horseshoe bats associated with the Chilmark Quarries Bats Special Area of Conservation (SAC) and therefore has potential to result in significant adverse impact on the special features of that site. Appropriate Assessment (AA) under Section 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.

The Preliminary Roost Appraisal identified the existing building as having negligible potential to support roosting bats. The site is assessed to offering suitability for foraging and commuting bats. The demolition of the existing damaged building and erection of a new extension will not require the removal of vegetation considered to be functionally important for bat foraging or commuting. Subject to retention of key boundary features and implementation of a sensitive lighting strategy, it is likely that the functionality of the habitats within the site and their availability to bats will not be adversely affected.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This concluded that given the scale and nature of the development there is no mechanism for adverse effect/any temporary construction impacts and operational impacts would be de-minimus. The Habitat Regulation Assessment (HRA) has concluded that the application will not result in any mechanism for adverse effect on Annex II bats, or on the conservation objectives of the SAC and subsequently is screened out of Appropriate Assessment.

The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals. Suitable lighting to ensure dark foraging and commuting routes can be retained could be secured via condition.

Policy NE5 of the Tisbury & West Tisbury Neighbourhood Plan Edition 2 (2024 - 2038)

Policy NE5 of the Tisbury & West Tisbury Neighbourhood Plan Edition 2 (2024 - 2038) seeks to ensure that existing trees and hedgerows are retained wherever practicable and sensitively incorporated into development layouts and designs. No trees are currently proposed for removal as part of the development. All existing trees within and adjacent to the site will be retained and protected throughout the construction phase as shown on the Tree Protection Plan (03 March 2026. Wadey Trees Ltd. WT Project No. 129-25). Should the proposals change such that trees or boundary features with potential roosting features are affected, evidence of roosting bats are found, or additional/new lighting is proposed, further survey work would be required and mitigation measures would need to be reviewed and updated accordingly.

Biodiversity Net Gain (BNG)

From 12 February 2024 Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Based on the information available the biodiversity gain planning condition is not considered to apply to this application as

the application is for development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Note to case officer: you should be satisfied that the proposals meet the above criteria and act accordingly. Further information will be required from the applicant prior to determination in the event the application is considered to be subject to mandatory biodiversity net gain.

Core Policy 50

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and to seek opportunities to enhance biodiversity. The NPPF also encourages applications to deliver measurable net gains (para 186 d). It is anticipated that all developments will deliver no net loss of biodiversity. For this application, biodiversity measures should focus on delivering continued ecological functionality for bats, swifts and hedgehog.

The Preliminary Roost Appraisal recommends the inclusion of a bat and swift brick. All details on exact locations and specifications must be added to all working plans (see condition below) and will become an enforceable part of the planning permission to avoid oversight and to ensure consistency and enforceability. Integrated features are generally maintenance-free and seek to benefit a target species/s or group/s and should demonstrate viability in terms of position on the building, location and clustering in accordance with relevant guidance and the additional features. Bird/bat boxes will continue to be available for birds/bats for the lifetime of the development.

CONDITIONS:

1. Compliance with submitted documents

The development will be carried out in strict accordance with the following documents:

- Section 4, 5, 6 and 7 of the Preliminary Roost Appraisal. 09 March 2026. KP Ecology Ltd. Version. 1;
- Tree Protection Plan. 03 March 2026. Wadey Trees Ltd. WT Project No. 129-25;
- RE: Tree information relating to planning application at Hoddinots House, Hindon Lane, Tisbury, SP3 6QQ. 10 March 2026. Wadey Trees Ltd. Ref. WT 129-25 Part 2 AIA.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

2. Ecological Enhancements

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancement features including bat boxes and bird boxes shall be submitted to the Local Authority for approval. The approved details shall be implemented for the lifetime of the development and before completion of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

3. Lighting

No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats.

INFORMATIVES:

Bat Species

There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

Final sign off – all matters addressed:

Ecologist	Date
Jessica Cracknell	01/05/2026